



Luann G. Welmer, Clerk-Treasurer

**CITY COUNCIL MEETING
CITY HALL
TUESDAY, JULY 17, 2012
6:00 O'CLOCK P.M.**

I. Meeting Called to Order

- A. Opening Prayer
- B. Pledge of Allegiance
- C. Roll Call
- D. Acceptance of Minutes

II. Unfinished Business Requiring Council Action

- A. Second Reading of an Ordinance entitled "ORDINANCE NO._____, 2012, AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, TO AMEND CHAPTER 2.50 OF THE COLUMBUS CITY CODE, BOARD OF PUBLIC WORKS AND SAFETY." Jeff Logston.
- B. Second Reading of an Ordinance entitled "ORDINANCE NO._____, 2012, AN ORDINANCE EFFECTIVELY AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, AND REZONING THE SUBJECT PROPERTY BY AMENDING THE ZONING CONDITIONS AT A LOCATION DESIGNATED AS "RMc" (MULTI-FAMILY RESIDENTIAL WITH CONDITIONS)." (Spruce Ridge Rezoning). Jeff Bergman.
- C. Second Reading of an Ordinance entitled "ORDINANCE NO._____, 2012, AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, TO AMEND CHAPTER 2 OF THE COLUMBUS CITY CODE BY ADDING CHAPTER 2, ARTICLE 20, SECTION .080; POLICE RESERVE OFFICERS." Chief Maddix.
- D. Second Reading of an Ordinance entitled "ORDINANCE NO._____, 2012, AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FOR THE BUDGET 2012." Luann Welmer.

- E. Second Reading of an Ordinance entitled "ORDINANCE NO._____, 2012, AN ORDINANCE AMENDING ORDINANCE NO. 10, 2012 (ORIGINAL ORDINANCE NO. 24, 2011) 2012 SALARY ORDINANCE." Luann Welmer.

III. New Business Requiring Council Action

- A. Reading of a Resolution entitled "RESOLUTION NO._____, 2012, RESOLUTION AUTHORIZING THE MAYOR AND THE CLERK-TREASURER TO EXECUTE STATEMENT OF BENEFIT FORMS IN CONJUNCTION WITH AN APPLICATION FOR TAX ABATEMENT IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1-7." (Itsuwa USA, LLC) Jim Clouse.

IV. Other Business

- A. Standing Committee and Liaison Reports
- B. Discussion Items:
- Recycling – Tom Heller
 - Smoking Ordinance – Kelly Benjamin
 - Ambulance Proposal Update – Jeff Logston
 - Sports Complex Bond Repurposing – Jim Lienhoop
- C. Next regular meeting is scheduled for Tuesday, **August 7, 2012 at 6:00 o'clock P.M. in City Hall.**
- D. Adjournment.

ORDINANCE NO. _____, 2012

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA,
TO AMEND CHAPTER 2.50 OF THE COLUMBUS CITY CODE, BOARD OF PUBLIC WORKS AND SAFETY**

WHEREAS, Indiana Code 36-1-3 et. seq. confers upon units of government within the State of Indiana such powers as necessary or desirable to conduct the affairs of local government; and

WHEREAS, Indiana Code 36-4-6-18 authorizes the Common Council of the City of Columbus, Indiana to pass such ordinances, orders, resolutions and motions as may be necessary and proper for the governmental unit to fulfill and satisfy the responsibilities and duties of said governmental unit; and

WHEREAS, it is the desire of the Common Council to accurately reflect the current City administrative structure in the Columbus City Code.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, AS FOLLOWS:

Section I. Chapter 2, Article 50 of the Columbus City Code, is hereby amended to read as follows:

**Chapter 2.50
BOARD OF PUBLIC WORKS AND SAFETY**

2.50.010 Established--Powers and duties--Composition.

There is established a board of public works and safety within the executive branch.

A. Such board shall be the chief administrative body of the city and shall have the power and responsibilities granted by applicable state law, including control of the day-to-day operations of the following executive departments, which are established:

1. Police department which shall include Animal Care Services;
2. Fire department;
3. Engineering department which shall include Streets (traffic and highway); and
4. City Garage.

B. The members of the Board of Public Works and Safety shall be the Mayor and two voters of the city who shall be chosen by the Mayor in accordance with Indiana Code, 36-4-9-8, and who shall serve at the Mayor's pleasure.

C. The Mayor by delegation from the Board of Public Works and Safety shall have control of the day-to-day operations of the above departments. The Board of Public Works and Safety is delegated all authority for the approval of claims.

D. The chiefs of the police and fire departments and the head of the engineering and city garage departments shall be appointed by the Mayor and serve at the Mayor's pleasure pursuant to Indiana Code 36-4-9-4.

E. The Board of Public Works and Safety, by delegation of the Mayor pursuant to Columbus Municipal Code Section 13.24.020, shall be responsible for the day to day operations of the Columbus mass transit system as a public works of the City. The Board of Public Works and Safety shall also be responsible for designation of the transit coordinator to run the operations of the mass transit system.

Section II. All prior ordinances or parts thereof inconsistent with any provision of this Ordinance are hereby repealed.

Section III. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, on this the _____ day of June, 2012, by a vote of _____ ayes and _____ nays.

Kristen Brown, Mayor
Presiding Officer of the Common Council

ATTEST:

Clerk of the Common Council of Columbus, Indiana
Luann Welmer

Presented by me to the Mayor of Columbus, Indiana, this _____ day of _____, 2012 at _____ o'clock _____.m.

Luann Welmer
Clerk-Treasurer

Approved and signed by me this _____ day of _____, 2012 at _____ o'clock ____m.

Kristen Brown

Mayor of the City of Columbus, Indiana



MEMORANDUM

TO: Columbus City Council Members

FROM: Jeff Bergman, AICP
on behalf of the Columbus Plan Commission

DATE: June 25, 2012

RE: RZ-12-03 (*Spruce Ridge Rezoning*)

At its June 13, 2012 meeting, the Columbus Plan Commission reviewed the above referenced application and forwarded it to the City Council with a favorable recommendation by a vote of 9 in favor and 0 opposed.

Hickory Investors, LLC is requesting that rezoning conditions on approximately 20 acres of property currently zoning RMc (Multi-family Residential with conditions) be removed and replaced with different conditions. The property is located on the north and south sides of Colorado Street, west of Spruce Ridge Drive (Colorado Street intersects Goeller Boulevard in the vicinity of Fire Station #5). The 3 currently applicable rezoning conditions included 2 that addressed the construction of streets necessary to serve the area. These streets have been constructed and the conditions are no longer applicable. The third original rezoning condition limited the use of the property to an assisted living and/or retirement facility. The applicant is asking for all conditions to be removed so that the property is not limited in its use and could be the site of an apartment complex. The applicant has indicated that this property is being considered as the site of an expansion of the adjacent Riverstone apartments.

The Plan Commission included the following replacement conditions as part of its favorable recommendation.

1. A 100% opaque, 6 foot tall wood fence shall be included as part of the required buffer along the south property line of lot 4A. The plants installed as part of the buffer along that south property line shall consist of 50% medium evergreen trees and 50% large deciduous trees that are native Indiana hardwoods. A fence with the same specifications shall also extend 200 feet north from the south property line along the west property line of lot 4A. The fences shall be installed with the initial construction on lot 4A, shall be completed prior to any use or occupancy of structures on the property, and shall be maintained in perpetuity.
2. Plantings equal to 65 landscape points, as defined by the Zoning Ordinance in effect on June 13, 2012 shall be provided for every 50 linear feet of public street frontage that is within 40 feet of the back and/or side of an apartment building. The plantings shall be located immediately behind the right-of-way of the applicable street frontage and between the applicable building and the street. The 50 linear foot segments shall be measured at the right-of-way line of the affected street and shall be rounded to the nearest 50 feet. The "back" and "side" of the buildings shall be defined as those that do not include primary walk-up entrances.
3. No structure, primary or accessory, shall be located within 200 feet of the south property line of lot 4A.

An adjoining property owner spoke at the Plan Commission meeting to express concerns about light from a future apartment complex affecting their property. Also, the Terrace Lake Lot Owners Association Board sent a letter listing their concerns. The Plan Commission discussed these comments with the applicant and believes that all concerns have been adequately addressed.

The following items of information are attached to this memo for your consideration:

1. The proposed ordinance approving the rezoning,
2. The resolution certifying the action of the Plan Commission,
3. A copy of the Plan Commission staff report,
4. A location map,
5. A concept drawing for an apartment complex on a portion of the rezoning area provided by the applicant, and
6. Copies of letters submitted by adjoining property owners.

Please feel free to contact me if you have any questions regarding this matter.

ORDINANCE NO.: _____, 2012

**AN ORDINANCE EFFECTIVELY AMENDING THE OFFICIAL ZONING MAP
OF COLUMBUS, INDIANA, AND REZONING THE SUBJECT PROPERTY
BY AMENDING THE ZONING CONDITIONS AT A LOCATION DESIGNATED AS
“RMc” (MULTI-FAMILY RESIDENTIAL WITH CONDITIONS)**

**To be known as the: Spruce Ridge Rezoning
Plan Commission Case No.: RZ-12-03**

WHEREAS, this rezoning was requested by Hickory Investors, LLC and includes the consent of all owners of the subject property; and

WHEREAS, the Columbus Plan Commission did, on June 13, 2012, hold a legally advertised public hearing on said request and has certified a favorable recommendation to the Common Council; and

WHEREAS, the Common Council of the City of Columbus, Indiana has considered the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance.

NOW THEREFORE BE IT ORDAINED by the Common Council of the City of Columbus, Indiana, as follows:

SECTION 1: Previous Zoning Conditions Removed

The previous conditions of rezoning applied to the following described real estate zoned “RMc” (Multi-family Residential with conditions), which is in the zoning jurisdiction of the City of Columbus, Indiana, are removed.

*Lots 1, 3, and 4A of the Spruce Ridge Major Subdivision Replat Recorded in Plat Book R,
Page 242A in the Office of the Recorder of Bartholomew County, Indiana.*

SECTION 2: Condition(s)

The subject property shall be subject to the following replacement conditions:

1. A 100% opaque, 6 foot tall wood fence shall be included as part of the required buffer along the south property line of lot 4A. The plants installed as part of the buffer along that south property line shall consist of 50% medium evergreen trees and 50% large deciduous trees that are native Indiana hardwoods. A fence with the same specifications shall also extend 200 feet north from the south property line along the west property line of lot 4A. The fences shall be installed with the initial construction on lot 4A, shall be completed prior to any use or occupancy of structures on the property, and shall be maintained in perpetuity.
2. Plantings equal to 65 landscape points, as defined by the Zoning Ordinance in effect on June 13, 2012 shall be provided for every 50 linear feet of public street frontage that is within 40 feet of the back and/or side of an apartment building. The plantings shall be located immediately behind the right-of-way of the applicable street frontage and between the applicable building and the street. The 50 linear foot segments shall be measured at the right-of-way line of the affected street and shall be rounded to the nearest 50 feet. The “back” and “side” of the buildings shall be defined as those that do not include primary walk-up entrances.

3. No structure, primary or accessory, shall be located with 200 feet of the south property line of lot 4A.

SECTION 3: Repealer

All ordinances or parts thereof in conflict with this Ordinance shall be repealed to the extent of such conflict.

SECTION 4: Severability

If any provision, or the application of any provision, of this Ordinance is held unconstitutional or invalid the remainder of the Ordinance, or the application of such provision to other circumstances, shall be unaffected.

SECTION 5: Effective Date

This Ordinance shall be effective upon and after the date and time of its adoption, as provided in Indiana law.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____, 2012 at _____ o'clock _____.m., by a vote of _____ ayes and _____ nays.

Presiding Officer

ATTEST:

Luann Welmer
Clerk-Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the _____ day of _____, 2012 at _____ o'clock _____.m.

Kristen S. Brown
Mayor of the City of Columbus, Indiana

RESOLUTION: RZ-12-03

of the City of Columbus, Indiana Plan Commission

regarding

Case number RZ-12-03

(Spruce Ridge Rezoning),

**a proposal to amend the zoning conditions of +/-20.36 acres of property designated as
RMc (Multi-family Residential with conditions)**

WHEREAS, the Plan Commission has received the application referenced above from Hickory Investors, LLC; and

WHEREAS, the applicant(s) represent 100% of the property owners involved in the rezoning request, which meets the requirements of IC 36-7-4-602(c); and

WHEREAS, the Plan Commission did, on June 13, 2012, hold a public hearing consistent with the applicable requirements of Indiana law, the Columbus & Bartholomew County Zoning Ordinance, and the Plan Commission Rules of Procedure; and

WHEREAS, the Plan Commission did pay reasonable regard to the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance; and

WHEREAS, the Plan Commission recognizes that its action on this matter represents a recommendation to the Common Council of the City of Columbus, Indiana, which will be responsible for final action on the request.

NOW THEREFORE BE IT RESOLVED, by the Plan Commission of the City of Columbus, Indiana, as follows:

- 1) The amending of the rezoning conditions on the property subject to the application (approximately 20.36 acres located on both the north and south sides of Colorado Street between Goeller Boulevard and Spruce Ridge Drive) to remove all previous conditions is forwarded to the Common Council with a favorable recommendation, subject to following replacement conditions.
 - a) A 100% opaque, 6 foot tall wood fence shall be included as part of the required buffer along the south property line of lot 4A. The plants installed as part of the buffer along that south property line shall consist of 50% medium evergreen trees and 50% large deciduous trees that are native Indiana hardwoods. A fence with the same specifications shall also extend 200 feet north from the south property line along the west property line of lot 4A. The fences shall be installed with the initial construction on lot 4A, shall be completed prior to any use or occupancy of structures on the property, and shall be maintained in perpetuity.
 - b) Plantings equal to 65 landscape points, as defined by the Zoning Ordinance in effect on June 13, 2012 shall be provided for every 50 linear feet of public street frontage that is within 40 feet of the back and/or side of an apartment building. The plantings shall be located immediately behind the right-of-way of the applicable street frontage and between the applicable building and the street. The 50 linear foot segments shall be measured at the right-of-way line of the affected street and shall be rounded to the nearest 50 feet. The "back" and "side" of the buildings shall be defined as those that do not include primary walk-up entrances.

- c) No structure, primary or accessory, shall be located with 200 feet of the south property line of lot 4A.
- 3) This resolution shall serve as the certification required for such ordinance amendments (re-zonings) by IC 36-7-4-605.

ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 13th DAY OF, JUNE 2012 BY A VOTE OF 9 IN FAVOR AND 0 OPPOSED.

ATTEST:



David L. Hayward, Secretary

Roger Lang, President



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (May 9, 2012 Meeting)

Docket No. / Project Title: RZ-12-03 (Hickory Investors Rezoning)
Staff: Melissa Begley
Applicant: Hickory Investors, LLC
Property Size: 20.36 Acres
Current Zoning: RMc (Residential: Multi-Family with conditions)
Proposed Zoning: RM (Residential: Multi-Family)
Location: Lots 1, 3 and 4A of Spruce Ridge Major Subdivision, located on the north and south sides of Colorado Street between Spruce Ridge Drive and Goeller Boulevard, in the City of Columbus.

Background Summary:

The applicant has indicated that the proposed rezoning on lots 1, 3 and 4A of Spruce Ridge Major Subdivision is for the purpose of removing the 3 conditions on the property, one of which would limit the development of the property to assisted living and/or retirement facility.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application: The zoning on these properties limited development to an assisted living and/or a retirement facility. It is appropriate to remove the 3 conditions on the property? Should the comments from the Terrace Lake Lot Owners Association be added as conditions to the rezoning?

Preliminary Staff Recommendation:

Favorable recommendation to the City Council. The recommendation should be subject to the following conditions:

1. A 100% opaque, 6 foot tall wood fence shall be included as part of the required buffer along the site's entire south property line.
2. 65 landscape points shall be provided for every 50 linear feet along any street frontage that will be met by the back or side of an apartment building.
3. Plants installed as a part of the required buffers shall consist of 50% medium evergreen trees and 50% large deciduous trees that are Indiana hardwood natives.
4. No accessory structures shall be installed within 200 feet of the southern property line.

Plan Commission Options:

In reviewing a request for rezoning the Plan Commission may (1) forward a favorable recommendation to the City Council, (2) forward an unfavorable recommendation to the City Council, (3) forward the application to City Council with no recommendation, or (4) continue the review to the next Plan Commission meeting. The Plan Commission may attach conditions to any recommendation which are to become written commitments of the applicant. The City Council makes all final decisions regarding rezoning applications.

Decision Criteria:

Indiana law and the Columbus Zoning Ordinance require that the Plan Commission and City Council pay reasonable regard to the following when considering a rezoning:

The Comprehensive Plan.

Preliminary Staff Comments: The rezoning is supported by the Comprehensive Plan. The Plan encourages development where the City's infrastructure and services have the capacity to accommodate the growth, a mix of housing types, and development adjacent to existing development. In addition, the Plan designates this location as residential.

The current conditions and the character of current structures and uses in each district.

Preliminary Staff Comments: The subject property is located in an area with both single-family and multi-family residential development and has a suburban character with abundant open space and large setbacks.

The most desirable use for which the land in each district is adapted.

Preliminary Staff Comments: The site is well suited for multi-family. Utilities are present on the site and it is within 1,500 feet of a variety of service and retail uses, including offices, shopping centers, gas stations, and restaurants. The close proximity of multi-family provides an excellent opportunity for residents to walk or bike to these services rather than traveling by car and in turn provides the businesses a source of nearby and steady customers.

The conservation of property values throughout the jurisdiction of the City of Columbus.

Preliminary Staff Comments: Rezoning the property to multi-family residential should not be expected to negatively impact property values throughout the jurisdiction. The site is buffered from the single family residential by the topography and vegetation on the site. In addition the site has separate road access from the single family residences. Removing the condition for senior housing does not change the overall density of the site, but only changes the age range of the residents.

Responsible growth and development.

Preliminary Staff Comments: The rezoning represents responsible growth and development. Streets have been constructed to serve the development, and there are adequate utilities available. There are commercial services in the area to support the type of development proposed. Furthermore, the rezoning will encourage development for an infill site and will result in a greater mix of housing types in this area.

Current Property Information:	
Land Use:	The property is currently vacant land.
Site Features:	The site has been disturbed and a detention pond has been constructed on the site.
Flood Hazards:	No flood hazards exist on the property.
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	None.
Vehicle Access:	Colorado Street (local, residential, suburban), Spruce Ridge Drive (local, residential, suburban)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	RS3 (Residential: Single Family)	Single Family Residential
South:	RS2 (Residential: Single Family)	Terrace Lake Subdivision (Single Family Residential)
East:	RM (Residential: Multi-Family)	River Stone Apartments (Multi-Family Residential)
West:	RS3 (Residential: Single Family)	Single Family Residential

	Proposed Zoning: RM
Zoning District Intent:	This district is intended to provide areas for a variety of multi-family uses, such as two-family dwellings, apartment homes and complexes, and condominiums, in areas with compatible infrastructure and services.

Permitted Uses:	<ul style="list-style-type: none"> • Multi-Family Dwellings • Two-Family Dwelling • Nursing Home / Assisted Living Facility • Retirement Facility • Nature Preserve / Conservation Area
Water and Sewer Service:	Required
Lot and/or Density Requirements:	The maximum gross density is 25 dwelling units per acre.
Setbacks Required: Front setbacks are determined by the Thoroughfare Plan Classification of the adjacent street and are the same regardless of zoning.	Side Yard Setback: 5 feet for a two-family dwelling 10 feet for a multi-family dwelling Rear Yard Setback: 10 feet Front Yard Setback: 25 feet Because a Buffer Yard Type B would be required along the south and west property lines of Lot 4 and the north property lines of Lot 1 and 3 an additional setback of 15 feet is required in addition to the minimum setback.

Height Restrictions:	Primary Structure: 50 feet Accessory Structure: 25 feet
Floor Area Requirements:	The minimum living area is 1,000 square feet for a two-family dwelling and 650 square feet for a multi-family dwelling.
Signs:	Two development entry signs are permitted per entrance. Each sign cannot exceed 32 square feet and 6 feet in height.

Interdepartmental Review:	
City Engineering:	<p>Under existing zoning conditions for senior adult housing, 136 dwelling units on Lot 4A could generate approximately 15 vehicle trips entering and leaving the site during a weekday afternoon peak hour.</p> <p>If the site is developed without conditions, 136 apartment dwelling units could generate approximately 91 vehicle trips entering and leaving the site during a weekday afternoon peak hour.</p> <p>Afternoon peak hour trip numbers tend to be higher than the morning peak hour. And the peak hour for a site typically coincides with the peak hour for adjacent streets.</p> <p>(ref. I.T.E. Trip Generation: page 310, Code 220 Apartments; page 465, Code 252 Senior Adult Housing)</p>
INDOT	The additional traffic generated from the new apartments could warrant a traffic signal at the intersection of Two Mile House Road and State Road 46, however there are several challenges and concerns that are created with a signal. The first is the close proximity to the signal at Goeller Road that could cause back-ups on west bound SR 46. The second is the abundance of drives off of SR 46 creating additional conflicts to a new intersection. The third is an alignment change that would need to occur directly across from Two Mile House Road in order to create a safe intersection and finally although most people believe a signal would create a safer intersection, in actuality it would create a greater number of accidents as people fail to pay attention to the red lights.
City Utilities:	No Comments.
Parks Department:	No Comments.
MPO:	No Comments.

History of this Location:

The relevant history of this property includes the following:

1. This property is part of earlier proposals, including a 65 lot residential subdivision which was withdrawn (PP-06-03), and a 73 lot residential subdivision (PP-06-05) which was approved by the Plan Commission, but later voided by an administrative plat (AD-07-13).
2. The preliminary plat for this 4-lot subdivision named Spruce Ridge was approved by the Plan Commission on February 6, 2008 (PP-08-01). The final plat was recorded on August 26, 2008 (FP-08-05).
3. The east part of Lot 4 of Spruce Ridge was rezoned by the City Council on January 20, 2009 (RZ-08-14), from RS3 (Single Family Residential) to RMc (Multi-family Residential with conditions). The condition included: : A 100% opaque, 6 foot tall wood fence shall be included as part of the required buffer along the site's entire south property line.
4. On April 1, 2009 Lots 1, 3 and 4A were rezoned from RS3 (Residential: Single Family) to RMc (Residential: Multi-Family) (RZ-09-05). Lot 2 was not included in the rezoning application and remains RS3. The conditions include: (1) Right-of-way for the potential future expansion of Spruce Ridge Drive shall be platted to the south end of lot 4 of the Spruce Ridge Major Subdivision prior to any development on any property subject to this rezoning. (2) Construction shall be completed for the intersection of Colorado Drive with Goeller Court, and for the complete length of Spruce Ridge Drive (as currently platted per FP-08-05) prior to any development on any property subject to this rezoning. (3) The use of the area subject to the rezoning shall be limited to an assisted living and/or retirement facility (including related single-family homes and duplexes).

Comprehensive Plan Consideration(s):

The Future Land Use Map indicates the future use of this property as residential.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. **POLICY D-1-1:** Promote orderly housing expansion in locations where the city's infrastructure and services have the capacity to accommodate the growth.
2. **POLICY D-2-2:** Allow for various housing types. *A diverse population needs diverse housing. The city should encourage a variety of housing types, including single-family detached houses, townhouses, and apartments.*

This property is located in the Western Hills character area. The following Planning Principle(s) apply to this application:

1. Ensure that new development takes place in a manner that preserves natural features such as topography and wooded areas. Clustering should be encouraged.
2. Encourage all development to be linked to bicycle and pedestrian systems.
3. Encourage a better mix of housing prices.
4. Plan for new parks and open space areas to accommodate a growing population.

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The areas included in the proposed rezoning are Lot 1, 3 and 4A in the Spruce Ridge Subdivision.
2. The conditions from the previous rezoning (RZ-09-05) are as follows:
 - 1) Right-of-way for the potential future expansion of Spruce Ridge Drive shall be platted to the south end of lot 4 of the Spruce Ridge Major Subdivision prior to any development on any property subject to this rezoning. *This was completed on December 10, 2010 (FP-10-01).*
 - 2) Construction shall be completed for the intersection of Colorado Drive with Goeller Court, and for the complete length of Spruce Ridge Drive (as currently platted per FP-08-05) prior to any development on any property subject to this rezoning. *Public Improvement Acceptance was given to Colorado Drive on July 21, 2009. Public Improvement Acceptance was given to the extension of Spruce Ridge Drive on July 20, 2011.*
 - 3) The use of the area subject to the rezoning shall be limited to an assisted living and/or retirement facility (including related single-family homes and duplexes).

3. The existing River Stone Apartment complex has a total of 425 dwelling units. According to the applicant, the proposed expansion on lot 4A will have approximately 136 dwelling units.
4. The maximum density in the RM zoning district is 25 dwelling units per acre. Because lot 4A consists of 12.72 acres, a maximum of 318 dwelling units could be built. If lot 1 and 3 are also developed for multi-family residential, they could have maximum of 192 units.
5. A letter was submitted by the petitioner from the Executive Board of the Terrace Lake Lot Owners Association in response to an initial meeting regarding the development of Lot 4A. The petitioner has modified the site drawing on Lot 4A to address the concerns of the TLLOA as noted in the letter. There concerns were as follows:
 - Every member is opposed to the development of a picnic, shelter and walking trail at the south end of the lake, which would invite activities much too close to the property line. With the nearby drainage ditch, spillway and dam it invites trespassing. We all agree that a more practical and desirable place for picnicking and grilling is with the proposed playground area on the north side of Colorado.
 - Every member agrees that the fence should come to the corner of the property line, with no screening or fencing on TLLOA property. We do not object if you turn the corner and fence the Pettit property.
 - Screening with pines (possibly Thuja) is acceptable. A second layer of Indiana hardwoods is also desired to help replace the visual break that the original tree line divide provided.
 - We ask that you try to keep the exterior lighting to a minimum so that the lights do not shine into our living room windows and appreciate the effort made after our February meeting to minimize that effect through the use of shields and down lighting.
6. The site has two primary access routes. The first is State Road 46 via Two Mile House Road. The intersection of Two Mile House Road and State Road 46 does not currently have a traffic signal. The second access point is Colorado Street to Goeller Boulevard to State Road 46. There is no traffic signal at the intersection of Colorado Street and Goeller Boulevard, however there is a signal at Goeller Boulevard and State Road 46.
7. If the proposed rezoning is approved, a Buffer Yard Type B will be required along the south and west property lines of Lot 4A at the time of development. A Buffer Yard Type B would be required along the northern property lines of Lots 1 and 3. A Buffer Yard Type B is a densely planted buffer, which need not be opaque for its entire length. The buffer includes a 15 foot setback in addition to the minimum setback otherwise required.
8. The nearest commercial goods and services are located approximately 1,500 feet south of the subject property, along Two Mile House Road. These goods and services include restaurants and retail spaces.
9. Children living in the proposed apartments would attend Southside Elementary School, Central Middle School, and North High School.
10. ColumBus Transit Services are not available near the subject property.
11. The nearest park is Harrison Ridge and is approximately .8 miles from the subject property. The people trail is located approximately .4 miles from the subject property.
12. Other multi-family apartment complexes in Columbus average 11 acres in size. River Stone Apartments are currently 31 acres in size making it the largest apartment complex in Columbus. If Lots 1, 3, and 4A are developed as multi-family, the entire complex would be 51.22 acres in size. The second largest apartment complex is Quail Run at 21 acres in size.

Location & Surrounding Zoning



SITE D

SITE ZONING

PROJECT AREA

BUILDING AREA

PAVEMENT AREA

OPEN SPACE

HARD SPACE

PARKING INFORMATION:

ACCESSIBLE PARKING (9%)

ADDITIONAL PARKING (9%)

GARAGE PARKING

PARKING OUTSIDE GARAGES

DETACHED PARKING GARAGE

TOTAL PARKING

REQUIRED LANDSCAPE ARE

PROVIDED LANDSCAPE ARE

* = PARKING SPACES TIA



BUILDING TYPE	BUILDING NO.	FOOTPRINT	# OF UNITS	UNIT TYPE	TOTAL SF
C		21,242 SF	22	(44)	
I		9,230 SF	22	(44)	
				(4) A1/	660 SF
				(8) A1	660 SF
				(2) A2-A	796 SF
				(2) A2-C	821 SF
				(2) B2-A/	1,005 SF
				(4) B2-AC	1,052 SF
D		16,056 SF	16	(32)	
E		18,232 SF	16	(16)	
G		1,470 SF	0	(0)	
TOTAL				(136)	

NOTE: (1) = CODE B

March 14, 2012

Dear Jeff,

The Executive Board of TLLOA, Inc., after having met with you on March 14, has discussed the proposed 3rd phase of Riverstone Development as presented by you.

We appreciate your willingness to include the Association in the development of your plans.

Listed below are our concerns:

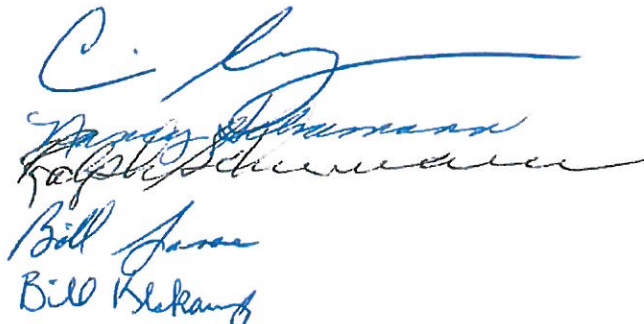
1. Every member is opposed to the development of a picnic, shelter and walking trail at the south end of your lake, which would invite activities much too close to the property line. With the nearby drainage ditch, spillway and dam it invites trespassing. Personal injury claims are a concern when people attempt to cross the ditch and the fence. We all agree that a more practical and desirable place for picnicking and grilling is with the proposed playground area on the north side of Colorado.
2. Every member agrees that the fence should come to the corner of the property line, with no screening or fencing on TLLOA property. We do not object if you turn the corner and fence the Pettit property.
3. Screening with pines (possibly Thujas) is acceptable. A second layer of Indiana hardwoods is also desired to help replace the visual break that the original tree line divide provided.
4. We ask that you try to keep the exterior lighting at a minimum so that lights do not shine into our living room windows and appreciate the effort made after our February meeting to minimize that effect through the use of shields and down lighting.

We do appreciate being kept informed and look forward to hearing from you soon.

Regards,

Board of Directors, Terrace Lake Lot Owners Association, Inc.

Daryl Gressel
Chris Sanger
Sharon Baldwin
Nancy Schumann
Ralph Schumann
Bill Sasse
Bill Klakamp



The block contains five handwritten signatures in blue ink, corresponding to the names listed to the left. The signatures are: a large signature for Daryl Gressel, a signature for Chris Sanger, a signature for Sharon Baldwin, a signature for Nancy Schumann, and a signature for Ralph Schumann. Below these are two more signatures, one for Bill Sasse and one for Bill Klakamp, which are less distinct and appear to be written over the previous ones.

Ordinance No. _____, 2012

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS,
INDIANA, TO AMEND CHAPTER 2 OF THE COLUMBUS CITY CODE BY ADDING
CHAPTER 2, ARTICLE 20, SECTION .080; POLICE RESERVE OFFICERS

WHEREAS, Indiana Code 36-1-3 *et. seq.* confers upon units of government within the State of Indiana such powers as necessary or desirable to conduct the affairs of local government; and

WHEREAS, Indiana Code 36-4-6-18 authorizes the Common Council of the City of Columbus, Indiana to pass such ordinances, orders, resolutions and motions as may be necessary and proper for the governmental unit to fulfill and satisfy the responsibilities and duties of said governmental unit; and

WHEREAS, Indiana Code 36-1-5-4 grants to the City of Columbus, Indiana, powers that are necessary to incorporate by reference into an ordinance or code any material, to wit: Columbus Police Department General Order 16, Allocation and Distribution of Personnel and Personnel Alternatives; and

WHEREAS, Indiana Code 36-8-3-20 *et. seq.* authorizes the Common Council of the City of Columbus, Indiana to pass an ordinance establishing the position for any number of police reserve officers; and

WHEREAS, the Chief of Police of the Columbus Police Department recognizes the need for police reserve officers to better provide law enforcement services to the citizens of the City of Columbus and to assist with the manpower shortages within the Columbus Police Department.

WHEREAS, it is the desire of the Common Council to assure sufficient manpower within the Columbus Police Department to provide the citizens of the City of Columbus with appropriate and sufficient services by the Columbus Police Department.

NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, AS FOLLOWS:

Section I. Chapter 2, Article 20 of the Columbus City Code is hereby amended to read as follows:

Chapter 2.20
POLICE DEPARTMENT

2.20.080 Police Reserve Officers

The Chief of Police of the Columbus police department is authorized to provide for any number of police reserve officers. Police reserve officers shall be regulated by General Order(s) of the Columbus Police Department, which shall remain in compliance with State law.

Section II. All prior ordinances or parts thereof inconsistent with any provision of this Ordinance are hereby repealed.

Section III. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, on this _____ day of _____, 2012, by a vote of _____ ayes and _____ nays.

Kristen Brown, Mayor
Presiding Officer of the Common Council

ATTEST:

Clerk of the Common Council of Columbus, Indiana
Luann Welmer

Presented by me to the Mayor of Columbus, Indiana, this _____ day of _____, 2012 at _____ o'clock, ____m

Luann Welmer
Clerk Treasurer City of Columbus

Having examined the forgoing ordinance, I do now, as Mayor of the City of Columbus, Indiana, approve said ordinance and return the same to the Clerk-Treasurer this _____ day of _____, 2012 at _____ p.m.

Kristen Brown
Mayor, City of Columbus, Indiana

ORDINANCE NO. _____, 2012

**AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION
OF FUNDS FOR THE BUDGET YEAR 2012**

WHEREAS, the Indiana General Assembly, has adopted a policy to grant local units of government all powers that they need for the effective operation of government as to local affairs through Indiana Code 36-1-3-2; and

WHEREAS, the Clerk Treasurer, in structuring her administration desires to reorganize the duties of the Chief Deputy Clerk Treasurer position; and

WHEREAS, it is necessary to appropriate additional funds from the General fund as follows:

1000 Clerk Treasurer Personal Services	\$5,978.00
--	------------

WHEREAS, there are additional funds in the amount of \$5,978.00 available for this purpose and these funds must be appropriated for the purpose before they can be spent;

NOW THEREFORE BE IT ORDERED AND ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA that the funds in the amount of Five Thousand Nine Hundred Seventy Eight Dollars (\$5,978) and shall be paid for during the 2012 budget year and the same is hereby appropriated and ordered to be paid from the General Fund for the City of Columbus, Indiana and for the purposes herein specified to the laws governing the same:

1000 Clerk Treasurer Personal Services	\$5,978.00
--	------------

This Ordinance shall be in full force and effect from and after its passage and approval according to the laws of the State of Indiana.

ADOPTED, by the Common Council of the City of Indiana, this
____ day of _____, 2012 at _____ o'clock P.M. by a vote of
____ ayes and _____ nays.

Presiding Officer

ATTEST:

Luann Welmer
Clerk Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the _____ day of
_____, 2012 at _____ o'clock P.M.

Kristen Brown
Mayor of the City of Columbus, Indiana

ORDINANCE NO. _____, 2012

AN ORDINANCE AMENDING ORDINANCE NO. 10, 2012
(ORIGINAL ORDINANCE NO. 24, 2011)
2012 SALARY ORDINANCE

WHEREAS, pursuant to the powers granted to the City of Columbus, Indiana, by virtue of Indiana Code 36-1-3-1 et. Seq., "Home Rule", the City of Columbus, Indiana has been accorded all powers necessary for the effective operations of government as to local affairs; and

WHEREAS, the Clerk Treasurer, in structuring her administration desires to reorganize the duties of the Chief Deputy Clerk Treasurer position; and

WHEREAS, in comparison with the pay scale of other Chief Deputy positions it was concluded that Chief Deputy Clerk Treasurer position was much lower than other Chief Deputy positions within the City; and

WHEREAS, it seems proper to compensate this employee in a manner according to job responsibilities and in comparison with other Chief Deputy positions.

NOW THEREFORE BE IT ORDERED AND ORDAINED BY THE
COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA as follows,
to wit:

That the 2012 Salary Ordinance shall be altered in the following manner:

Section I – SALARIED
CLERK-TREASURER

Chief Deputy Clerk Treasurer	\$37,049 - \$52,928
------------------------------	---------------------

This Ordinance shall be in full force and effect from and after its passage and approval according to the laws of the State of Indiana.

ADOPTED, by the Common Council of the City of Indiana, this
____ day of _____, 2012 at _____ o'clock P.M. by a vote of
____ ayes and _____ nays.

Presiding Officer

ATTEST:

Luann Welmer
Clerk Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the _____ day of
_____, 2012 at _____ o'clock P.M.

Kristen Brown
Mayor of the City of Columbus, Indiana

City of Columbus
TAX ABATEMENT REQUEST

Name of Business: Itsuwa USA, LLC

Address: 1349 Arcadia Dr.

Date of Request: July 3, 2012

Contact Name: Akira Hayashi

Type of Business: Automotive parts manufacturing

Type of Request: Real & Personal Property

Project Description: Expand current facility by 14,800 sq. ft. to accommodate installation of new conveyor line.

Timeline:	Start Date –	Completion Date:
	1/1/2013	5/31/2014

Current # of Jobs: 30

New Jobs Added: 12

District: Columbus Township

Previous Abatements: 1 active (28-2008)

CITY OF COLUMBUS, INDIANA
APPLICATION FOR TAX ABATEMENT
Within a Previously Designated Economic Revitalization Area

1. Name of titled landowner. ITSUWA USA, LLC
2. Name of taxpayer seeking tax abatement. ITSUWA USA, LLC
3. Has above-named taxpayer previously received tax abatement from the City of Columbus?
 - a. If yes, list date(s) 9/2/08
 - b. If company has received tax abatement since July 1, 1991, have CF-i reports been filed annually? Yes
 - c. According to current CF-i report(s), is your company in full compliance with your existing abatement(s)? YesIf your answer to the above question is "no", please contact the Department of Community Development at (812) 376-2520 to schedule an appointment with the Columbus Common Council Incentive Review Committee.
4.
 - a. Legal description of titled property (attach if necessary) Lot #2 of Columbus Industrial Park-Parcel #03-95-11-430-000.200-005
 - b. Is real property (or location where the new manufacturing equipment or new research and development equipment will be installed) in an economic revitalization area? Yes
5. Commonly known address of property. 1349 Arcadia Drive, Columbus, IN 47201
6. Are all taxes current and paid with regard to said titled property? Yes
7. Attach completed statement of benefits form. (Exhibit A)
8. Attach executed agreement that applicant will participate and cooperate with the City of Columbus and/or its designated agencies and the Common Council of the City of Columbus, Indiana, for purposes of an annual review, required by State Statute. (Exhibit B)
9. If business organization is publicly held, give name of corporate parent and name under which the corporation is filed with the Securities Exchange Commission. N/A
10. What is the current assessed valuation of the real property (before rehabilitation, redevelopment, economic revitalization, or improvement); or the current assessed valuation of the tangible personal property to be replaced by new manufacturing equipment or research and development equipment?

11. A List the real and personal property taxes paid at the location during the previous five (5) years, whether paid by current owner or previous owner. A Personal Property Tax payment in the amount of \$1,361.88 was made on June 5, 2012 to Bartholomew County

<u>Year</u>	<u>Real Property</u>	<u>Personal Property</u>

12. Describe the proposed project (rehabilitation, new construction, or installation of new manufacturing equipment or research and development equipment). Include information about physical improvements to be made or the new manufacturing equipment to be installed, an estimate of the cost of the project, the amount of land to be used, the proposed use of the improvements, and a general statement as to the value of the project to the business. New construction to the existing building costing approximately \$1,000,000 and resulting in an additional 14,800 sq ft of manufacturing space will take place in the Fall of 2012. The additional square footage is needed in order to provide a new workspace for use in a planned business expansion which is scheduled to begin operations in early 2013. After the expansion is complete the new workspace will house a new conveyor line designed to both oven dry and spray paint automobile component parts.
13. Estimate of the number of full and part-time permanent jobs at the location and the impact on those (current) jobs to be caused by the project. 9 full time positions are projected to be created in 2013, and 3 full time positions are projected to be created in 2014.
14. Number of current full and part-time permanent jobs at the location and the impact on those (current) jobs to be caused by the project. As of June 30, 2012, ITSUWA USA's workforce is comprised of 30 Full time associates and 12 temporary workers. ISUWA USA, LLC will begin a process of converting its temporary workforce to full time associates beginning in the Summer of 2012.
15. Projected annual salaries for positions to be created. If more than one salary classification, please list the job titles and hourly wage for each. Use attachment if necessary. Supervisor-1, Loader-4, Unloader-2, Assembly-3, Spray Operations-2; all at an average projected wage of \$15.00/hour by 2014.
16. What is your company's starting hourly wage? Does your company provide medical insurance? Currently \$12.00/HR, after an associate has successfully completed a three month probationary period. Yes ITSUWA USA provides health, dental, vision, and life insurance coverage. What is dollar value (per hour) of benefit package? It is \$2.00 to \$3.00 per

hour, depending the type of plan an associate chooses in which to enroll.
Has building permit been issued for construction of the real property for the improvement proposed? No

17. Has new manufacturing equipment or research and development equipment been purchased, leased, or installed? No
18. List model numbers or attach purchase orders of the new manufacturing equipment or research and development equipment to be purchased (if available).

19. Name, address and telephone number of person to contact regarding notice of Council meetings and meetings concerning the petition.

Name Akira Hayashi

Address 1349 Arcadia Drive, Columbus, IN 47201

Telephone number 812-375-1700, ext 230 Fax number 812-375-1800

I affirm under the penalties of perjury that the above and foregoing information is true and correct.

(Signed) Akira Hayashi

(Printed) Akira Hayashi _____

(Title) General Manager _____

Date July 2, 2012

Taxapp96/ep



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R2 / 1-07)

Prescribed by the Department of Local Government Finance

EXHIBIT A

20__ PAY 20__

FORM SB-1 / Real Property

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☒ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Eligible vacant building (IC 6-1.1-12.1-4.8)

INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
- Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, **BEFORE** a deduction may be approved.
- To obtain a deduction, application Form 322 ERA/RE or Form 322 ERA/VBD, Whichever is applicable, must be filed with the County Auditor by the later of: (1) May 10; or (2) thirty (30) days after the notice of addition to assessed valuation or new assessment is mailed to the property owner at the address shown on the records of the township assessor.
- Property owners whose Statement of Benefits was approved after June 30, 1991, must attach a Form CF-1/Real Property annually to the application to show compliance with the Statement of Benefits. [IC 6-1.1-12.1-5.1(b) and IC 6-1.1-12.1-5.3(j)]
- The schedules established under IC 6-1.1-12.1-4(d) for rehabilitated property and under IC 6-1.1-12.1-4.8(1) for vacant buildings apply to any statement of benefits approved on or after July 1, 2000. The schedules effective prior to July 1, 2000, shall continue to apply to a statement of benefits filed before July 1, 2000.

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer ITSUWA USA, LLC					
Address of taxpayer (number and street, city, state, and ZIP code) 1349 Arcadia Drive, Columbus, IN 47201					
Name of contact person Akira Hayashi		Telephone number (812) 375-1700		E-mail address hayashi@itsuwa-ss.co.jp	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body City Council				Resolution number	
Location of property 1349 Arcadia Drive, Columbus IN, 47201		County Bartholomew		DLGF taxing district number	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Electrocoat and Spray Paint Equipment				Estimated start date (month, day, year) 01/01/2013	
				Estimated completion date (month, day, year) 05/31/2014	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 30.00	Salaries	Number retained 30.00	Salaries 1,000.00	Number additional 12.00	Salaries \$255,840.00
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.			REAL ESTATE IMPROVEMENTS		
			COST		ASSESSED VALUE
			Current values		0.00
			Plus estimated values of proposed project		1,784,475.00
			Less values of any property being replaced		0.00
Net estimated values upon completion of project			1,784,475.00		
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) 0.00			Estimated hazardous waste converted (pounds) 0.00		
Other benefits ITSUWA USA's expansion not only provides a boost to local employment, but also contributes positively to the community by adding value to automobile component parts manufactured in-and-around the Columbus Indiana area while contributing to the economic growth and stability of Columbus and the surrounding area.					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative Akira Hayashi		Title General Manager		Date signed (month, day, year) July 2, 2012	

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this Economic Revitalization Area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
- | | | |
|--|------------------------------|-----------------------------|
| 1. Redevelopment or rehabilitation of real estate improvements | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. Residentially distressed areas | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. Occupancy of a vacant building | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
- C. The amount of the deduction applicable is limited to \$ _____.
- D. Other limitations or conditions (specify) _____
- E. The deduction is allowed for _____ years* (see below).

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)	Telephone number	Date signed (month, day, year)
Attested by (signature and title of attester)	Designated body	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.12-12.1-4.

- A. For residentially distressed areas, the deduction period may not exceed five (5) years.
- B. For redevelopment and rehabilitation or real estate improvements:
1. If the Economic Revitalization Area was designated prior to July 1, 2000, the deduction period is limited to three (3), six (6), or ten (10) years.
 2. If the Economic Revitalization Area was designated after June 20, 2000, the deduction period may not exceed ten (10) years.
- C. For vacant buildings, the deduction period may not exceed two (2) years.

**STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51764 (R / 1-06)

Prescribed by the Department of Local Government Finance

EXHIBIT A**FORM SB-1 / PP****PRIVACY NOTICE**

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to installation of the new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment, **BEFORE** a deduction may be approved
3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated. The 103-ERA must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and the extended due date of that year.
4. Property owners whose Statement of Benefits was approved after June 30, 1991, must submit Form CF-1 / PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. The schedules established under IC 6-1.1-12.1-4.5(d) and (e) apply to equipment installed after March 1, 2001. For equipment installed prior to March 2, 2001, the schedules and statutes in effect at the time shall continue to apply. (IC 6-1.1-12.1-4.5(f) and (g))

SECTION 1		TAXPAYER INFORMATION						
Name of taxpayer ITSUWA USA, LLC								
Address of taxpayer (number and street, city, state, and ZIP code) 1349 Arcadia Drive, Columbus, IN 47201								
Name of contact person Akira Hayshi		Telephone number (812) 375-1700						
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT						
Name of designating body City Council		Resolution number (s)						
Location of property 1349 Arcadia Drive, Columbus IN, 47201		County Bartholomew						
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (use additional sheets if necessary)		ESTIMATED						
This will be an investment for a new conveyor line designed to both oven dry and spray paint automobile component parts		START DATE	COMPLETION DATE					
		Manufacturing Equipment	01/01/2013 05/31/2014					
		R & D Equipment						
		Logist Dist Equipment						
IT Equipment								
SECTION 3								
ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT								
Current number 30	Salaries	Number retained 30	Salaries					
		Number additional 12	Salaries					
SECTION 4								
ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT								
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values	0.00							
Plus estimated values of proposed project								
Less values of any property being replaced	0.00							
Net estimated values upon completion of project								
SECTION 5								
WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER								
Estimated solid waste converted (pounds) 0.00		Estimated hazardous waste converted (pounds) 0.00						
Other benefits: <small>ITSUWA USA's expansion not only provides a boost to local employment, but also contributes positively to the community by adding value to automobile component parts manufactured in-and-around the Columbus Indiana area while contributing to the economic growth and stability of Columbus and the surrounding area.</small>								
SECTION 6								
TAXPAYER CERTIFICATION								
I hereby certify that the representations in this statement are true.								
Signature of authorized representative <i>Akira Hayshi</i>		Title General Manager	Date signed (month, day, year) July 2, 2012					

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____.

B. The type of deduction that is allowed in the designated area is limited to:

- | | | |
|--|------------------------------|-----------------------------|
| 1. Installation of new manufacturing equipment; | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. Installation of new research and development equipment; | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. Installation of new logistical distribution equipment. | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 4. Installation of new information technology equipment; | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ _____ cost with an assessed value of \$ _____.

D. The amount of deduction applicable to new research and development equipment is limited to \$ _____ cost with an assessed value of \$ _____.

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ _____ cost with an assessed value of \$ _____.

F. The amount of deduction applicable to new information technology equipment is limited to \$ _____ cost with an assessed value of \$ _____.

G. Other limitations or conditions (specify) _____

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction on or after July 1, 2000, is allowed for:

- | | |
|-------------------------------------|--------------------------------------|
| <input type="checkbox"/> 1 year | <input type="checkbox"/> 6 years |
| <input type="checkbox"/> 2 years | <input type="checkbox"/> 7 years |
| <input type="checkbox"/> 3 years | <input type="checkbox"/> 8 years |
| <input type="checkbox"/> 4 years | <input type="checkbox"/> 9 years |
| <input type="checkbox"/> 5 years ** | <input type="checkbox"/> 10 years ** |

** For ERA's established prior to July 1, 2000, only a 5 or 10 year schedule may be deducted.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member)	Telephone number	Date signed (month, day, year)
Attested by:	Designated body	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4.5

EXHIBIT B

AGREEMENT of COOPERATION

We, the undersigned, agree to participate and cooperate with the City of Columbus, Indiana and/or its designated agencies and the Common Council of the City of Columbus for purposes of an annual review, required by Indiana Law as it relates to economic revitalization area or economic development target area designation and tax abatement issues.

ITSUWA LLC, USA
(Company Name)

DATE: July 2, 2012

Akira Hayashi
Akira Hayashi, General Manager

SS.

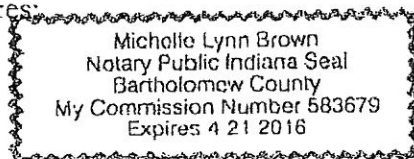
STATE OF Ind.
COUNTY OF Bartholomew

Before me, a Notary Public, in and for said County and State, personally appeared Akira Hayashi and General Manager who acknowledged execution of the foregoing Agreement for and on behalf of ITSUWA USA, LLC and who, having been duly sworn, stated that the representations therein contained are true,

Witness my hand and Notarial Seal on this, the 2nd day of, July, 2012

My Commission Expires:

4-21-16



Michelle Lynn Brown
Signature: Notary Public

Michelle Lynn Brown
(Printed)

County of Residence:

RESOLUTION NO. ___, 2012

RESOLUTION AUTHORIZING THE MAYOR AND
THE CLERK-TREASURER TO EXECUTE STATEMENT
OF BENEFIT FORMS IN CONJUNCTION WITH
AN APPLICATION FOR TAX ABATEMENT IN
A PREVIOUSLY DESIGNATED ECONOMIC
REVITALIZATION AREA PURSUANT
TO INDIANA CODE 6-1.1-12.1-7

WHEREAS, the Common Council of the City of Columbus, Indiana, has previously designated, through various prior resolutions, certain portions of the City of Columbus, Indiana, to be known as economic development target area as contemplated pursuant to **INDIANA CODE 6-1.1-12.1-7**; and

WHEREAS, **INDIANA CODE 6-1.1-12.1-1, et seq.** provides that the Common Council of the City of Columbus, Indiana, approve the statement of benefits forms associated with the application in conjunction with personal and real property tax abatement areas previously designated as an economic revitalization area; and

WHEREAS, **Itsuwa USA, LLC** desires and seeks tax abatement associated with the redevelopment or rehabilitation of its real property and the purchase of personal property as contemplated by **INDIANA CODE 6-1.1-12.1-7**; and

WHEREAS, the Common Council of the City of Columbus, Indiana, finds that:

a. The estimate of the value of the redevelopment or rehabilitation is reasonable for projects of that nature and the estimate of the cost of the new manufacturing equipment is reasonable for equipment of that nature;

b. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed installation of the new manufacturing equipment and the redevelopment or rehabilitation of its real property;

c. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed installation of new manufacturing equipment and the redevelopment or rehabilitation of its real property;

d. Any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed installation of new manufacturing equipment and the redevelopment or rehabilitation of its real property;

e. The deduction allowed for real property pursuant to **INDIANA CODE 6-1.1-12.1-4** shall be allowed for ten (10) years, and the deduction allowed for new manufacturing equipment shall be allowed for ten (10) years;

f. The totality of benefits is sufficient to justify the deduction; and

WHEREAS, the Common Council of the City of Columbus, Indiana, deems it to be in the best interest of the City of Columbus, Indiana, in order to stimulate economic development and provide for additional jobs, that such real and personal property tax abatement be granted; and

WHEREAS, **Itsuwa USA, LLC** has submitted for purposes of review by the Common Council of the City of Columbus, Indiana, a statement of benefits form, a copy of which is attached hereto and made a part hereof as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Columbus, Indiana, that:

1. The Common Council of the City of Columbus, Indiana, finds that:
 - a. The estimate of the value of the proposed redevelopment or rehabilitation is reasonable for projects of that nature, and the estimate of the value of the proposed new manufacturing equipment is reasonable for projects of that nature; and
 - b. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed purchase and installation of the new manufacturing equipment and the redevelopment or rehabilitation of its real property;
 - c. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed purchase and installation of new manufacturing equipment and the redevelopment or rehabilitation of its real property;
 - d. Any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed purchase and installation of new manufacturing equipment and the redevelopment or rehabilitation of its real property;
 - e. The deduction allowed for real property pursuant to **INDIANA CODE 6-1.1-12.1-4** shall be allowed for ten (10) years, and the deduction allowed for new manufacturing equipment shall be allowed for ten (10) years;
 - f. The totality of benefits is sufficient to justify the deduction;
2. The Mayor of the City of Columbus, Indiana, and the Clerk-Treasurer of the City of Columbus, Indiana are hereby authorized by the Common Council of the City of Columbus, Indiana, to execute the statement of benefit form attached hereto as Exhibit A for purposes of facilitating the real and personal property tax abatement of the applicant herein.

Resolution No. ___, 2012
Page Three

ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA, on this the
___ day of ___, 2012, by a vote of ___ ayes and ___ nays.

Presiding Officer of the
Common Council

ATTEST:

Clerk of the Common Council

Presented by me to the Mayor of Columbus, Indiana, this ___ day
of ___, 2012 at ___ o'clock ___ M.

Clerk-Treasurer

Approved and signed by me this ___ day of ___, 2012, at
___ o'clock ___ M.

Mayor of the City of
Columbus, Indiana



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R2 / 1-07)

Prescribed by the Department of Local Government Finance

EXHIBIT A

20__ PAY 20__

FORM SB-1 / Real Property

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☒ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Eligible vacant building (IC 6-1.1-12.1-4.8)

INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
- Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation. BEFORE a deduction may be approved.
- To obtain a deduction, application Form 322 ERA/RE or Form 322 ERA/VBD, whichever is applicable, must be filed with the County Auditor by the later of: (1) May 10; or (2) thirty (30) days after the notice of addition to assessed valuation or new assessment is mailed to the property owner at the address shown on the records of the township assessor.
- Property owners whose Statement of Benefits was approved after June 30, 1991, must attach a Form CF-1/Real Property annually to the application to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.1(b) and IC 6-1.1-12.1-5.3(j))
- The schedules established under IC 6-1.1-12.1-4(d) for rehabilitated property and under IC 6-1.1-12.1-4.8(1) for vacant buildings apply to any statement of benefits approved on or after July 1, 2000. The schedules effective prior to July 1, 2000, shall continue to apply to a statement of benefits filed before July 1, 2000.

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer ITSUWA USA, LLC					
Address of taxpayer (number and street, city, state, and ZIP code) 1349 Arcadia Drive, Columbus, IN 47201					
Name of contact person Akira Hayashi		Telephone number (812) 375-1700		E-mail address hayashi@itsuwa-ss.co.jp	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body City Council				Resolution number	
Location of property 1349 Arcadia Drive, Columbus IN, 47201		County Bartholomew		DLGF taxing district number	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Electrocoat and Spray Paint Equipment				Estimated start date (month, day, year) 01/01/2013	
				Estimated completion date (month, day, year) 05/31/2014	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 30.00	Salaries	Number retained 30.00	Salaries	Number additional 12.00	Salaries
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.			REAL ESTATE IMPROVEMENTS		
			COST		ASSESSED VALUE
			Current values		0.00
			Plus estimated values of proposed project		
			Less values of any property being replaced		0.00
Net estimated values upon completion of project					
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) 0.00			Estimated hazardous waste converted (pounds) 0.00		
Other benefits ITSUWA USA's expansion not only provides a boost to local employment, but also contributes positively to the community by adding value to automobile component parts manufactured in-and-around the Columbus Indiana area while contributing to the economic growth and stability of Columbus and the surrounding area.					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative Akira Hayashi		Title General Manager		Date signed (month, day, year) July 2, 2012	

ACT OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this Economic Revitalization Area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
 2. Residentially distressed areas ☐ Yes ☐ No
 3. Occupancy of a vacant building ☐ Yes ☐ No
- C. The amount of the deduction applicable is limited to \$ _____.
- D. Other limitations or conditions (specify) _____
- E. The deduction is allowed for _____ years* (see below).

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)	Telephone number	Date signed (month, day, year)
Attested by (signature and title of attester)	Designated body	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.12-12.1-4.

- A. For residentially distressed areas, the deduction period may not exceed five (5) years.
- B. For redevelopment and rehabilitation or real estate improvements:
1. If the Economic Revitalization Area was designated prior to July 1, 2000, the deduction period is limited to three (3), six (6), or ten (10) years.
 2. If the Economic Revitalization Area was designated after June 20, 2000, the deduction period may not exceed ten (10) years.
- C. For vacant buildings, the deduction period may not exceed two (2) years.



STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (R / 1-06)

Prescribed by the Department of Local Government Finance

EXHIBIT A

FORM SB-1 / PP

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to installation of the new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment, **BEFORE** a deduction may be approved
3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated. The 103-ERA must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and the extended due date of that year.
4. Property owners whose Statement of Benefits was approved after June 30, 1991, must submit Form CF-1 / PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. The schedules established under IC 6-1.1-12.1-4.5(d) and (e) apply to equipment installed after March 1, 2001. For equipment installed prior to March 2, 2001, the schedules and statutes in effect at the time shall continue to apply. (IC 6-1.1-12.1-4.5(f) and (g))

SECTION 1		TAXPAYER INFORMATION	
Name of taxpayer ITSUWA USA, LLC			
Address of taxpayer (number and street, city, state, and ZIP code) 1349 Arcadia Drive, Columbus, IN 47201			
Name of contact person Akira Hayshi		Telephone number (812) 375-1700	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT	
Name of designating body City Council		Resolution number (s)	
Location of property 1349 Arcadia Drive, Columbus IN, 47201		County Bartholomew	DLGF taxing district number
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (use additional sheets if necessary) This will be an investment for a new conveyor line designed to both oven dry and spray paint automobile component parts		ESTIMATED	
		START DATE	COMPLETION DATE
		Manufacturing Equipment	01/01/2013 05/31/2014
		R & D Equipment	
		Logist Dist Equipment	
IT Equipment			
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT	
Current number 30	Salaries	Number retained 30	Salaries
		Number additional 12	Salaries
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT	
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT
	COST	ASSESSED VALUE	COST
		ASSESSED VALUE	LOGIST DIST EQUIPMENT
		COST	ASSESSED VALUE
		ASSESSED VALUE	IT EQUIPMENT
		COST	ASSESSED VALUE
		ASSESSED VALUE	
Current values		0.00	
Plus estimated values of proposed project			
Less values of any property being replaced		0.00	
Net estimated values upon completion of project			
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
Estimated solid waste converted (pounds) 0.00		Estimated hazardous waste converted (pounds) 0.00	
Other benefits: ITSUWA USA's expansion not only provides a boost to local employment, but also contributes positively to the community by adding value to automobile component parts manufactured in and around the Columbus-Indiana area, while contributing to the economic growth and stability of Columbus and the surrounding area.			
SECTION 6		TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.			
Signature of authorized representative Akira Hayshi		Title General Manager	Date signed (month, day, year) July 2, 2012

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____.

B. The type of deduction that is allowed in the designated area is limited to:

- | | | |
|--|------------------------------|-----------------------------|
| 1. Installation of new manufacturing equipment; | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. Installation of new research and development equipment; | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. Installation of new logistical distribution equipment. | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 4. Installation of new information technology equipment. | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ _____ cost with an assessed value of \$ _____.

D. The amount of deduction applicable to new research and development equipment is limited to \$ _____ cost with an assessed value of \$ _____.

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ _____ cost with an assessed value of \$ _____.

F. The amount of deduction applicable to new information technology equipment is limited to \$ _____ cost with an assessed value of \$ _____.

G. Other limitations or conditions (specify) _____

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction on or after July 1, 2000, is allowed for:

- | | |
|-------------------------------------|--------------------------------------|
| <input type="checkbox"/> 1 year | <input type="checkbox"/> 6 years |
| <input type="checkbox"/> 2 years | <input type="checkbox"/> 7 years |
| <input type="checkbox"/> 3 years | <input type="checkbox"/> 8 years |
| <input type="checkbox"/> 4 years | <input type="checkbox"/> 9 years |
| <input type="checkbox"/> 5 years ** | <input type="checkbox"/> 10 years ** |

** For ERA's established prior to July 1, 2000, only a 5 or 10 year schedule may be deducted.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member)	Telephone number	Date signed (month, day, year)
Attested by:	Designated body	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4.5